

Planning Consultation Request

Town and Country Planning Act 1990

Notification to Amend Construction Hours

Observations By:	KC, Lead Local Flood Authority
Application No.	2021/90584
Proposed Development:	Change of use and alterations to Mill Building 29 to form Wellness Centre (Listed Building within a Conservation Area)
Location:	Brookes Mill, Armitage Road, Armitage Bridge, Huddersfield, HD4 7NR
OS Map Reference	SE 413319.8335 413522.1732
Applicant/Agent:	Heppenstall Architects
Class:	Small Major Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk within **5 working days**.

If you would like to contact the Case Officer: Adam Walker for any reason then please do so on: Tel. 01484 221000 Ext. 74149.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/90584> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response within **5 working days**, then the application may be decided without the benefit of your views.

Dated: 16-Apr-2021

Mathias Franklin
Head of Planning and Development

Consultation Response from KC, Lead Local Flood Authority		
2021/90584 Brookes Mill, Armitage Road, Armitage Bridge, Huddersfield, HD4 7NR		
Change of use and alterations to Mill Building 29 to form Wellness Centre (Listed Building within a Conservation Area)		
Date Responded: 21/04/2021	Responding Officer: Martin Stephenson	Responding Ref: 0

Drainage Summary

The proposed development is approx. 110m from the edge of Flood Zone 2, however Kirklees Council's records indicate that floodwater is predicted up to a depth of 1.2m for the 1 in 100 year rainfall event and up to 900mm for the 1 in 30 year event in the proposed garden adjacent to the proposed Wellness Centre. It is recommended that measures are taken to ensure floodwater does not enter habitable buildings.

Kirklees Council's mapping also record a flooding incident in 2003, located in the car park adjacent to Bankfoot Lane, near the junction with Armitage Road, cause by floodwater flowing down the lane. The extent of the flooding is not recorded; however it is possible that it extended as far as the access into the Brookes Mills complex, thereby causing access difficulties.

It is understood that the existing surface water drainage discharges to an existing watercourse as stated in the Application Form, Section 15.

The proposed development does not significantly increase the drained area and therefore does not increase flood risk.

Kirklees Flood Management & Drainage does NOT OBJECT to this application and has no recommended conditions.